

**17 Marshfield Grove, Staveley, Chesterfield, S43 3QD**

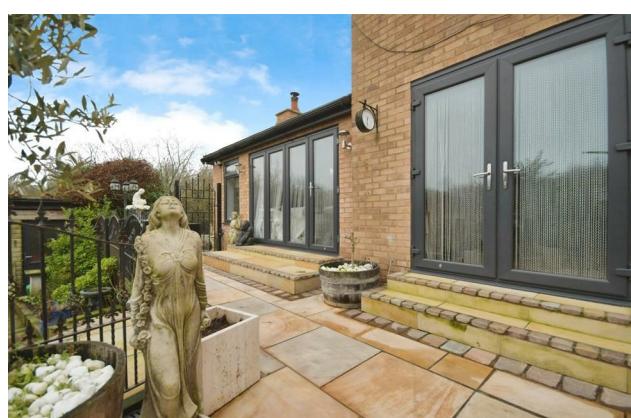
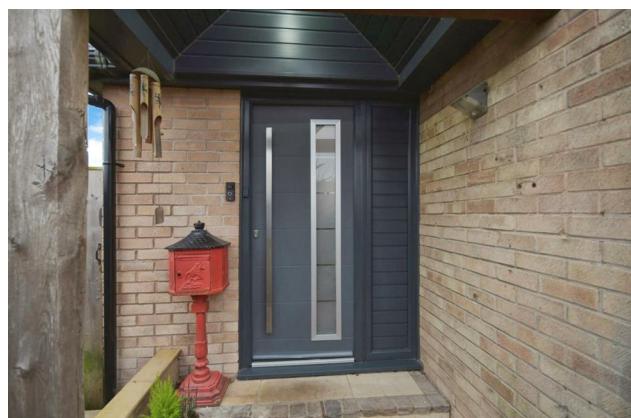
**Guide Price £375,000 - £400,000**



## Property Images

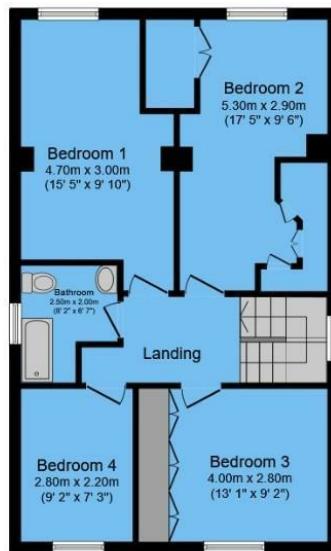


## Property Images





**Ground Floor**



**First Floor**

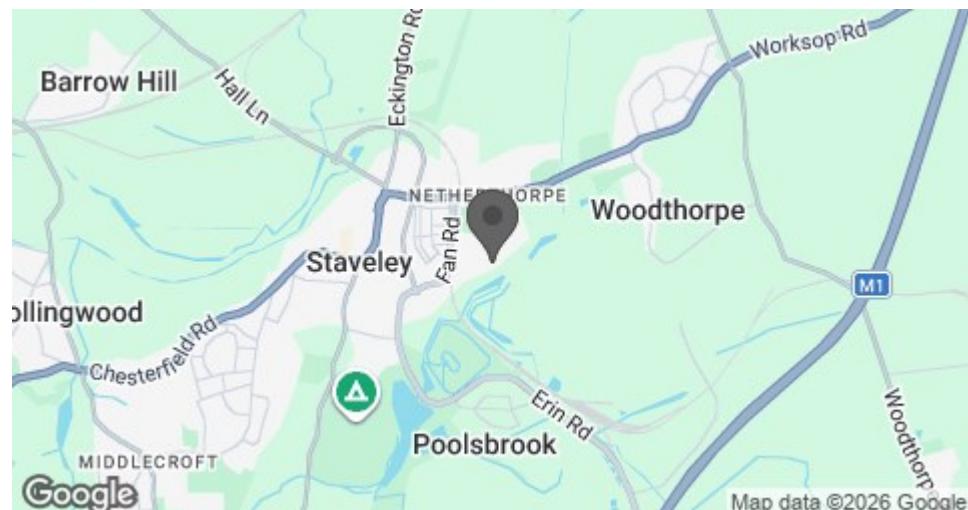
Total floor area 156.5 sq.m. (1,685 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



\*\*\*GUIDE PRICE OF £375,000 TO £400,000\*\*\*

INDIVIDUALLY DESIGNED, EXTENDED FOUR BEDROOM DETACHED HOUSE!

\*SOUTH FACING PLOT - END OF A CUL DE SAC - CORNER PLOT\*

Walking distance to Netherthorpe School - situated for good access to local amenities, Poolsbrook Country Park, schools & Chesterfield Town Centre the property is also well placed for the M1 J29A & 30.

\*OPEN OUTLOOK TO THE REAR\*

Outside sees block paved driveway to the front & private enclosed rear, designed for low maintenance with outbuildings / workshop.

This family home comprises:-

Entrance porch / utility with Quartz worktops & ceramic tiled floor.

Spacious fitted kitchen/ diner with Quartz worktops to the kitchen, ceramic tiled floor & fully integrated appliances.

Middle lounge with engineered Oak flooring & French doors to the garden - polished marble fireplace with LED downlights and Crystal Radiant gas fire.

Second lounge / family room, extension with multi fuel stove & bi-fold doors to the rear garden  
Downstairs WC.

Oak & glass staircase leading to the landing with large feature arched floor to ceiling French Window to landing & engineered Oak flooring giving access to the four well proportioned first floor bedrooms (fitted wardrobes in two bedrooms) & fully tiled family bathroom/ WC.

Gas central heating, Grey Rehau uPVC double glazed & recently fitted solar panels which are owned.

FREEHOLD | COUNCIL TAX BAND B

• EXTENDED FOUR BEDROOM • INDIVIDUAL  
DESIGNED • DETACHED HOUSE • SOUTH FACING PLOT • OPEN  
OUTLOOK TO REAR • CUL DE SAC LOCATION • DRIVEWAY  
PARKING • VIEW NOW